069.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,700 / 942,700
					USE VALUE:	942,700 / 942,700
					ASSESSED:	942,700 / 942,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALOUSTIAN DAVID J--ETAL
Owner 2:	KALOUSTIAN MELISSA A
Owner 3:	
Street 1:	30 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Stucco Exterior and 2330 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10135.000	431,800	4,100	506,800	942,700
Total Card	0.233	431,800	4,100	506,800	942,700
Total Parcel	0.233	431,800	4,100	506,800	942,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.59 | /Parcel: 404.5

Legal Description

User Acct 43731

GIS Ref

GIS Ref

Insp Date 10/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0008.0

!5891!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	431,800	4100	10,135.	506,800	942,700	942,700	Year End Roll	12/18/2019
2019	101	FV	325,800	4100	10,135.	470,600	800,500	800,500	Year End Roll	1/3/2019
2018	101	FV	325,800	4100	10,135.	470,600	800,500	800,500	Year End Roll	12/20/2017
2017	101	FV	325,800	4100	10,135.	412,700	742,600	742,600	Year End Roll	1/3/2017
2016	101	FV	325,800	4100	10,135.	376,500	706,400	706,400	Year End	1/4/2016
2015	101	FV	317,700	4100	10,135.	333,100	654,900	654,900	Year End Roll	12/11/2014
2014	101	FV	317,700	4100	10,135.	315,000	636,800	636,800	Year End Roll	12/16/2013
2013	101	FV	317,700	4100	10,135.	299,800	621,600	621,600		12/13/2012

PRINT

Date	Time
12/10/20	20:43:04

LAST REV

Date	Time
04/16/19	15:11:18
apro	
5891	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19194-271		7/1/1988		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	43731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/29/2009	Inspected	189	PATRIOT
4/8/2009	Measured	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10135		Sq. Ft.	Site		0	70.	0.71	12									506,838						506,800	

Total AC/HA:	0.23267	Total SF/SM:	10135	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	506,838	Spl Credit		Total:	506,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10064375
Const Adj.:	0.99980003
Adj $ / SQ:	137.553
Other Features:	87000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530481
Depreciation:	98669
Depreciated Total:	431811

COMMENTS

EXTRA SHOWER AND SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

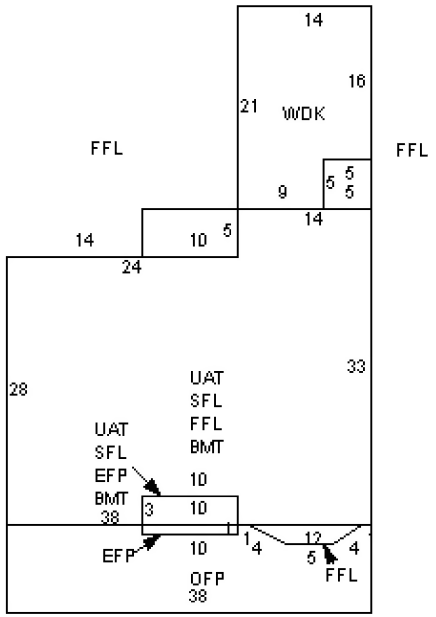
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	151.31
Special Features:	0	Val/Su Net:	98.76
Final Total:	431800	Val/Su SzAd	185.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	137.550	164,513
BMT	Basement	1,134	41.270	46,796
SFL	Second Floor	1,134	137.550	155,985
OFP	Open Porch	315	21.730	6,846
UAT	Upper Attic	284	55.020	15,599
WDK	Deck	269	9.720	2,613
EFP	Enclos Porch	40	72.590	2,903
	Net Sketched Area:	4,372	Total:	395,255
Size Ad	2330	Gross Are	5222	FinArea 2330

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	AV	1915	23.68	T	40	101			4,100			4,100

More: N | Total Yard Items: 4,100 | Total Special Featues: | Total: 4,100